

**17 Reading Road, Myalup, WA 6220**

**House For Sale**

Wednesday, 3 January 2024



17 Reading Road, Myalup, WA 6220

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 598 m2**

**Type: House**



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## Offers Above \$499,000

If its peace and quiet you are after, then Myalup is the place to be. This impressive pole home overlooks the Tuart Trees and the Myalup Community Park. This well maintained property is the perfect holiday home or treat yourself and live a relaxed pace of life every day. Come up the stairs to the front deck and be enchanted with the views whilst surrounding yourself with no noise apart from the local birdlife. Inside the French doors you will find:

- Open planned living area with beautiful floors and raked ceilings with exposed beams. A tile fire will keep you cosy in the winter and is also RC air conditioning. Large windows and a door to the side verandah flood the living area with natural light. Quality light fittings, jarrah window sills and skirting add to the finish of the home.
- A newly renovated kitchen will excite the chef, with a Belling freestanding range stove, black rangehood & feature shelving, lovely timber look benchtops, banks of self closing white drawers, dishwasher & microwave recess. Enjoy the views over the trees when you are preparing your evening meal.
- A central hallway leads from the living area to the bedrooms. All three bedrooms are generous in size and have ceiling fans & downlights. The master bedroom also has a built in robe.
- The family bathroom has also been renovated and has floor to ceiling white subway tiles, decorative floor tiles. A large open shower recess occupies one side of the bathroom and a recess houses a pedestal basin & mirror.
- The laundry is also modern with large benchtop, shelves, trough, storage recess and timber look flooring. A separate toilet is located off the laundry and a door leads to the outside.

Outside the home you will find:

- Expansive front deck with timber & wire balustrading – this is the perfect spot for outdoor dining.
- Wide verandah along the south side of the home
- Paved area with pergola at the rear of the home providing a sheltered space to relax with a book.
- Parking for 2 cars under the house.
- Low maintenance yard and gardens, the perfect lock up and leave property for those who wish to travel or use it as a holiday house.

Myalup is the perfect escape from city life with an easy 90 minute drive from Perth down the Forrest Highway. With plenty of local attractions such as the beach, Yalgorup National Park, Old Coast Brewery, Crooked Carrot Café & Miami Bakehouse close by, as well as the Myalup General Store, this is a great destination to get away from it all. Ruth Nandapi 0419 955 965